

**OFFERING SHEET FOR LEASE OF REAL PROPERTY
BY THE EVANSVILLE REDEVELOPMENT COMMISSION**

The Evansville Redevelopment Commission ("Commission") hereby offers 800 N Main Street, property located in the Jacobsville Redevelopment Area, for lease based on the specified terms and conditions:

Description: The property commonly known as 800 N Main Street and more particularly described as follows:

Parcel A:

Lots Three (3) and Four (4) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana.

Parcel B:

Lot Five (5) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana.

Parcel C:

Lot Six (6) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana.

Parcel D:

Lots One (1) and Two (2) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana.

Parcel E:

Lots Seven (7) and Eight (8) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana.

Parcel F:

Lots Nine (9), Ten (10) and Eleven (11) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana.

Terms and Conditions:

Offering Price: One Thousand Five Hundred Dollars (\$1500.00) per month

Term: Twelve (12) months

Limitations on Use: The property is being offered for lease for commercial/retail or light industrial use. The real estate shall not be leased to other public agencies for public purposes at this time.

Site Condition: The property is zoned C-2, light industrial district. The site consists of an rectangular shaped lot, 277' x 126.5' with 277' frontage on N main Street and 126.5' frontage on Columbia Street and Maryland Street with a alley running along the western edge of the building. The lot has an area of approximately 34,902 square feet or .80 acres.

Building Condition: The property contains a one-story, rectangular concrete block building with a glass and metal entry way. The building is approximately 10,554 square feet of open retail space. The building was built in 1995, has a metal gable roof and minimal windows except for the fixed double pane metal and glass entry with automatic doors on the southeast end of the subject building. The majority of the space is open retail with some partitioned space for office and bathrooms. The building is 100% sprinkled and has a drive-thru window.

Maintenance and Utilities: General maintenance of the property, property taxes if applicable to the tenant, and utility services will be the responsibility of the tenant. Major Maintenance of the building and its systems shall be negotiated in the final lease arrangement.

Other Terms and Conditions: In addition to the foregoing conditions, the offer is subject to the following terms and conditions:

Bidders must affirm that they have become familiar with and are aware of:

- a. the present conditions of the real estate being offered for lease; and
- b. the provisions of the Jacobsville Redevelopment Plan, a copy of which can be located at the Department of Metropolitan Development, Room 306 Civic Center Complex.

Written offers must be submitted using the form prescribed by the Redevelopment Commission, the form of which is attached hereto. Offers that are not complete with respect to the information required shall be rejected.

Submission of Proposals:

Written sealed offers to lease will be received at the office of the Department of Metropolitan Development, Room 306, Civic Center Complex until 8:30 a.m. local time on Tuesday, July 7, 2015. Proposals will be publicly opened and read aloud at a regular meeting of the Evansville Redevelopment Commission to be held at 8:30 a.m. on July 7, 2015 in Room 307 of the Civic Center Complex.

Completed offers must include at least the following information:

- a. the offering price;
- b. a narrative description of the proposed business use of the property;
- c. a narrative describing the benefits to the surrounding neighborhood/community provided by the proposed project;
- d. if applicable, number of persons employed at the facility and the number of new jobs, not jobs relocated from other locations;
- e. Any proposal submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.

Offerors shall agree to hold open their offers for a period of at least sixty (60) days after the date specified for the opening of offers (or the date the offer was received by the Redevelopment Commission if submitted after such opening date).

Maps and plats showing the size and location of the offered property are attached.

The Redevelopment Commission reserves the right to reject any and all offers and to make awards to the highest and best bidder. The Redevelopment Commission reserves the right to waive any informalities in any bid. In determining the best bid, the Redevelopment Commission shall take into consideration the following factors:

1. The bidder's price.
2. The bidder's compliance with the requirement that trust beneficiaries and settlers be identified (as described above).
3. Any factors that will assure the Redevelopment Commission that the lease, if made, will further the implementation of the redevelopment plan for the Jacobsville Redevelopment Area and best serve the interest of the community from the standpoint of both human and economic welfare.

The Redevelopment Commission may request any offeror to submit additional information to clarify the offer after the date on which the offers are opened. The Redevelopment Commission reserves the right to make such investigations as it deems necessary to determine the ability of offeror to perform its obligations under this request.

Evansville Redevelopment Commission

**PROPOSAL TO LEASE LAND FOR PRIVATE USE
Jacobsville Redevelopment Area**

To: Evansville Redevelopment Commission
 306 Civic Center Complex
 1 N.W. Martin Luther King, Jr. Blvd.
 Evansville, IN 47708-1869

1. AUTHORITY FOR OFFER

Having become familiar with present conditions on the project site and the provisions of the Jacobsville Redevelopment Plan, the undersigned, hereinafter referred to as the "Offeror" offers and agrees to lease from the Evansville Redevelopment Commission (hereinafter "Commission") 800 N Main Street, more particularly described as Parcel A: Lots Three (3) and Four (4) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana. Parcel B: Lot Five (5) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana. Parcel C: Lot Six (6) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana. Parcel D: Lots One (1) and Two (2) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana. Parcel E: Lots Seven (7) and Eight (8) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana. Parcel F: Lots Nine (9), Ten (10) and Eleven (11) in Plat of Block Seventeen (17) in Woodlawn, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book C, Page 289, in the Office of the Recorder of Vanderburgh County, Indiana, for the price of:

\$ _____

PLUS OTHER CONSIDERATION (if any):

(Attach other pages as necessary. Include evidence of fair market value of all other consideration.)

2. NARRATIVE DESCRIPTION OF PROPOSED BUSINESS

Provide a statement of the type of business proposed to be conducted at the site. Also include a narrative describing the benefits to the surrounding neighborhood/community.

3. PROJECT EMPLOYMENT:

- a. Number of employees to be working at this location? _____
- b. How many of these employees are likely to be as the result of new jobs, not jobs moved to this location from other locations? _____

4. IF OFFER IS SUBMITTED BY A TRUST as defined by IC 30-4-1-1(a), offeror shall enter the name of the trust in this space, and on an attachment, offeror must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.

Name of Trust (if any) _____

5. REJECTION AND WITHDRAWAL OF OFFERS:

It is agreed that this offer shall remain open for a period of sixty (60) days from the final date to accept offers as specified in the Notice of Sale of Real Estate (or the date the offer was received by the Department of Metropolitan Development, if submitted after the offer acceptance date) and shall remain in force thereafter until withdrawn by the Offeror in writing, and that the Commission may reject any and all Offers, and may waive any informalities therein. It is further agreed that this offer and all accompanying documents submitted by Offeror shall become the sole property of the Commission.

6. QUALIFICATIONS

It is agreed that the Commission shall have the right to make such investigation as it deems necessary to determine the ability of the Offeror to perform the obligations of this Proposal and that the Offeror shall, upon request, furnish the commission with such additional information as it may request to clarify this Proposal.

7. AFFIRMATION

Offeror hereby affirms that it is familiar with and is aware of: (a) the present condition of the real estate being offered for lease; and (b) the provisions of the Jacobsville Redevelopment Plan (as amended) adopted by the Redevelopment Commission.

8. CERTIFICATION

It is hereby certified that the above information is accurate and that the Offeror agrees to abide by the terms and conditions of the Offer and this Proposal, if accepted by the Evansville Redevelopment Commission.

Offeror: _____
Name of Firm or Individual (Type or Print)

By: _____
Signature of Offeror or authorized representative

Date Submitted: _____